



32 Durie Loan

This five-star development is positioned in a sought after area situated just five miles south of the city centre. The area predominantly offers a variety of modern property types and is well positioned to take advantage of the local shopping nearby. The expansion of Straiton Retail Park lists a number of high street names including a Marks & Spencer, a Sainsbury's, popular fast food restaurants and several franchise coffee shops. Gracemount Leisure Centre has a swimming pool, gym and a range of fitness classes. For education, there are two public primary schools a High School and Edinburgh University's Kings Buildings campus.

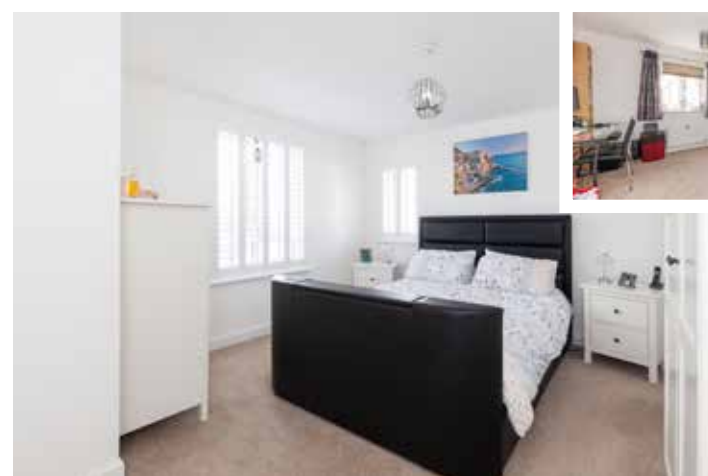
This beautiful detached villa is situated within an exclusive estate that is made up of various style properties.

The Dunvegan is one of the largest four bedroom property types, it has been brought to the market in excellent condition and is freshly presented throughout. Each room is very well proportioned, UPVC double-glazed window units and an efficient gas central heating system have been installed throughout. Externally the front of the property there is an integral garage with a double monoblock driveway and laid lawn. To the rear, there's a beautifully enclosed south facing garden with laid lawn and raised shrubbery. The paved patio and timber decking area is a

great spot for entertaining or relaxing. Gated access and visitors parking area is to the side.

Internally the property on the ground floor comprises an entrance hallway with a fresh WC, neat, under the stair storage and access to the main rooms. There is a spacious lounge to the front which is flooded with natural light thanks to the large bay window and a dual aspect window, the bespoke wooden shutters come as a welcomed addition. A modern grey high gloss breakfasting kitchen includes plenty of wall and base units with upgraded appliances including an integrated fridge freezer, dishwasher, five gas hob burner, a double oven and extractor hood. French doors go out to the sunny garden and there is also a handy utility room just off the kitchen providing direct access to rear. Upstairs the property boasts four quality double bedrooms, three of which have excellent storage. The master bedroom offers great space for furnishing arrangements, the useful bespoke shutters and en-suite with double shower completes the room. The crisp, well-appointed, bathroom concludes the accommodation with a separate shower cubicle, towel radiator and vanity storage. It is also worth noting, the property benefits from an alarm system and an attic for additional storage.

Early viewing is highly recommended, as family homes of this scale in this particular development are extremely popular.



Approximate Dimensions (Taken from the widest point)

Ground Floor

Living Room	6.45m (21'2") x 3.19m (10'6")
Kitchen	6.03m (19'9") x 3.54m (11'7")
Utility	2.20m (7'3") x 1.89m (6'2")
WC	2.15m (7'1") x 1.10m (3'7")
Garage	5.60m (18'4") x 2.60m (8'6")

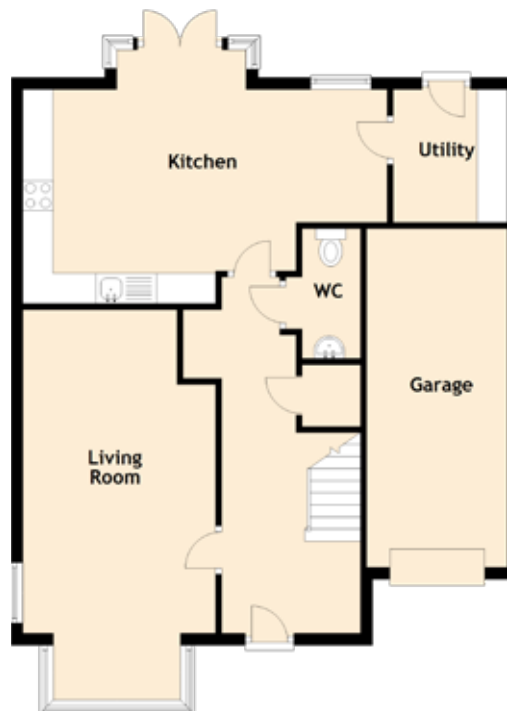
First Floor

Bedroom 1	4.12m (13'6") x 3.60m (11'10")
En-suite	2.23m (7'4") max x 1.95m (6'5")
Bedroom 3	3.28m (10'9") x 3.06m (10'1")
Bathroom	2.97m (9'9") x 1.66m (5'5")
Bedroom 2	3.57m (11'9") x 3.15m (10'4")
Bedroom 4	4.14m (13'7") max x 2.72m (8'11")

Gross internal floor area (m²): 124 | EPC Rating: C



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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